

EXHIBIT A

Database:	ACHSMGMT	Aged Delinquencies	Page:	1
		ACHS Management	Date:	6/20/2023
BLDG:	000097	36 Monmouth Plaza LLC	Time:	1:50 PM
		Period: 06/23		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
--------------	----------	--------	--------	---------	---------	----------	----------	----------

000097-000259	Bed Bath & Beyond	Master Occupant Id: Bed Bath-1			Day Due: 1	Delq Day: 11		
	Store 266	002	Current		Last Payment:	6/12/2023	23,620.48	
	(908) 688-0888	Lease Start: 2/1/1999	Lease End: 1/31/2025					
8/1/2021	BR2	Base Rent - Retail	CH	20,950.65	0.00	0.00	0.00	20,950.65
8/11/2021	LAT	Late Charge	CH	838.03	0.00	0.00	0.00	838.03
11/18/2021	CM2	Retro CAM Expenses	CH	2,077.44	0.00	0.00	0.00	2,077.44
1/1/2022	BR2	Base Rent - Retail	CH	43,554.16	0.00	0.00	0.00	43,554.16
1/11/2022	LAT	Late Charge	CH	1,742.17	0.00	0.00	0.00	1,742.17
2/1/2022	BR2	Base Rent - Retail	CH	21,196.15	0.00	0.00	0.00	21,196.15
2/11/2022	LAT	Late Charge	CH	2,172.65	0.00	0.00	0.00	2,172.65
6/11/2022	LAT	Late Charge	CH	1,324.80	0.00	0.00	0.00	1,324.80
2/1/2023	BR2	Base Rent - Retail	CH	22,940.11	0.00	0.00	0.00	22,940.11
4/1/2023	BR2	Base Rent - Retail	CH	36,157.15	0.00	36,157.15	0.00	0.00
4/1/2023	CM1	CAM Expenses	CH	5,689.20	0.00	5,689.20	0.00	0.00
4/11/2023	LAT	Late Charge	CH	2,282.53	0.00	2,282.53	0.00	0.00
6/1/2023	RQ2	R/E Tax 2qtr	CH	7,641.92	7,641.92	0.00	0.00	0.00
6/9/2023	LG1	Legal	CH	1,489.70	1,489.70	0.00	0.00	0.00
6/9/2023	LG1	Legal	CH	1,627.22	1,627.22	0.00	0.00	0.00
6/11/2023	LAT	Late Charge	CH	1,250.50	1,250.50	0.00	0.00	0.00

BR2	Base Rent - Retail	144,798.22	0.00	0.00	36,157.15	0.00	108,641.07
CM1	CAM Expenses	5,689.20	0.00	0.00	5,689.20	0.00	0.00
CM2	Retro CAM Expenses	2,077.44	0.00	0.00	0.00	0.00	2,077.44
LAT	Late Charge	9,610.68	1,250.50	0.00	2,282.53	0.00	6,077.65
LG1	Legal	3,116.92	3,116.92	0.00	0.00	0.00	0.00
RQ2	R/E Tax 2qtr	7,641.92	7,641.92	0.00	0.00	0.00	0.00

Bed Bath & Beyond Total: 172,934.38 12,009.34 0.00 44,128.88 0.00 116,796.16

BR2	Base Rent - Retail	144,798.22	0.00	0.00	36,157.15	0.00	108,641.07
CM1	CAM Expenses	5,689.20	0.00	0.00	5,689.20	0.00	0.00
CM2	Retro CAM Expenses	2,077.44	0.00	0.00	0.00	0.00	2,077.44
LAT	Late Charge	9,610.68	1,250.50	0.00	2,282.53	0.00	6,077.65
LG1	Legal	3,116.92	3,116.92	0.00	0.00	0.00	0.00
RQ2	R/E Tax 2qtr	7,641.92	7,641.92	0.00	0.00	0.00	0.00

BLDG 000097 Total: 172,934.38 12,009.34 0.00 44,128.88 0.00 116,796.16

BR2	Base Rent - Retail	144,798.22	0.00	0.00	36,157.15	0.00	108,641.07
CM1	CAM Expenses	5,689.20	0.00	0.00	5,689.20	0.00	0.00
CM2	Retro CAM Expenses	2,077.44	0.00	0.00	0.00	0.00	2,077.44
LAT	Late Charge	9,610.68	1,250.50	0.00	2,282.53	0.00	6,077.65
LG1	Legal	3,116.92	3,116.92	0.00	0.00	0.00	0.00
RQ2	R/E Tax 2qtr	7,641.92	7,641.92	0.00	0.00	0.00	0.00

Grand Total: 172,934.38 12,009.34 0.00 44,128.88 0.00 116,796.16